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PA-61

DEPAR[illegible]NT OF HIGHWAYS AND TRANSPORTA[illegible]N

TRANSMITTAL SLIP

STAT

TO [redacted] Route 123 Project

SUBJECT

☐ Note and file	☐ Prepare reply for my signature
☐ Note and see me	☐ Investigate and report
☐ Note and return to me	☐ Take appropriate action
☐ Note and pass on	☐ For your approval
☐ Return with comments	☐ For your signature
☐ Answer direct	☒ For your information

Comments

Seems to be no end!

Date 5-27-83 Signed S. R. Conley

Completed by Date

Comments

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CLEARVIEW MANOR CITIZENS ASSOCIATION

COMMISSIONER'S

May 13, 1983

MAY 18 1983

OFFICE

Mr. Glen Urquhart
Chairman
National Capital Planning Commission
1325 G Street, N.W.
Washington, D.C. 20576

Re: CIA Headquarters Consolidation

Dear Mr. Urquhart:

The Clearview Manor Citizens Association has the following preliminary comments with respect to the CIA Headquarters Consolidation proposal and, in particular, its potential impact on off-site roads. For your information, Clearview Manor is the area directly across Route 123 from the CIA. The area has approximately 110 homes and also includes several undeveloped parcels of land.

We appreciate the opportunity to comment at this time and would like a further opportunity to do so before the proposal is finalized. We suggest that NCPC develop a more definite proposal and then provide interested parties an opportunity to review and comment upon it. We believe that it is essential that any problems with off-site road conditions be identified and corrected before additional employees are transferred to CIA.

Our association held a general meeting on May 10 to discuss the proposal. Although our review was limited by the preliminary status of the project, we did identify several potential areas of concern. We also identified some deficiencies in the material available in the NCPC files.

For example, the traffic study upon which the plan for off-site roads is to be based was conducted in the summer of 1981. Even recognizing that this was "seasonally adjusted", these are obviously the months with the least volume of commuter and school traffic. Moreover, a study done almost two years ago does not take into account the substantial residential and commercial development which has occurred in the Route 123 and Route 193 corridors. The projection that the opening of I-66 will reduce traffic using Route 123 is questionable. Insofar as the residents of Clearview Manor can determine, no such reduction has occurred. We also question the reliance upon car-pooling as

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a means of reducing the expected traffic from the additional CIA employees. Based upon the criticism of HOV regulations applicable to I-95 and I-66, there does not appear to be any basis to expect that CIA employees will use car-pools to any greater extent than the general population.

In short, we feel that more reliable off-site traffic studies are required. Those studies must recognize and deal with the reasonable concerns of residents in the area. Our first and primary concern is traffic safety. As you will note from the rudimentary project map, Merchant Lane enters Route 123 very near the CIA entrance. This is the primary road used by residents of Clearview Manor to gain access to Route 123. Unfortunately, Route 123 curves just before it reaches the entrance to Merchant Lane so that entering cars have very little opportunity to see on-coming traffic or to be seen by on-coming traffic. This dangerous condition is aggravated by the fact that school buses also use Merchant Lane in the morning. Any development which could increase traffic flow or change traffic patterns will have a potentially adverse impact on the safe use of Merchant Lane. We urge that this factor be considered before final action is taken.

We are concerned that any installation and sequencing of new traffic lights take into account and consider the impact of in-bound traffic passing Merchant Lane. Especially during the morning rush hour, breaks in traffic on Route 123 at Merchant Lane seem to be attributable to the sequence of traffic lights in McLean. The possible installation of new traffic lights at Potomac School Road and on Route 193 could disrupt this situation.

The increased traffic congestion, which will increase noise and air pollution in direct proportion to the number of additional vehicles commuting to CIA, will directly affect the residents of Clearview Manor. We would like to know how this problem will be resolved. In this connection, we ask that you identify any environmental impact statement which considers this problem.

Again, we request that NCPC schedule a meeting with affected residents in the area to consider the above matters as well as other concerns. Representatives of the Clearview Manor Citizens Association are ready to meet with representatives of NCPC and other governmental units to discuss this project and our suggestions for improvements.

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If you have any questions or additional information, please contact me or the Association's representative on the CIA project, [redacted] Her address is [redacted] STAT STAT

Cordially yours,

[redacted] STAT

cc: Governor Charles S. Robb
Senator John Warner
Congressman Frank Wolf
Supervisor Nancy Falck
Mr. Harold King

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